



mccann adams studio

January 31, 2012

Ms. Wendy Rhoades, Case Manager
City of Austin, Planning & Development Review
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Development Assessment for Proposed Easton PUD

Dear Wendy,

On behalf of the Developer, Brookfield Residential (formerly Carma Developers), and the Easton Team (see below) we are pleased to submit the attached Development Assessment report for your information in consideration of PUD zoning for the 2200-acre property known as Easton, located in Austin's ETJ in Travis County.

As you know, the State has already approved the five "Pilot Knob" Municipal Utility Districts for Easton, and the City is currently finalizing both a Strategic Partnership Agreement, and a Consent Agreement to set the terms for these MUDs that is based on the Developer and Project providing extraordinary benefits to the City. In addition, as part of the MUD Consent Agreement, the Developer is requesting Interim SF-4a zoning for a small portion of the northwest corner of Easton to enable a limited, first phase development of small lot homes located off the extension of William Cannon Drive.

Brookfield Residential is a master-planned community developer with headquarters in Calgary, Alberta. It is one of North America's largest publicly-traded real estate companies with assets in excess of \$2.5 billion, and has operations in Alberta, Ontario, California, Colorado, Washington, DC, and in Texas. Blanco Vista and Paso Robles in San Marcos are Brookfield Residential's first master planned communities in Texas, and Easton will be the third.

The Easton Team is headed by Shaun Cranston, P Eng, and Scott Rogers, AICP, of Brookfield Residential, both residents in the Austin area. Legal counselors include Richard Suttle and Sue Littlefield of Armbrust & Brown, and Scott Lineberry of DuBois, Bryant & Campbell. The civil and environmental engineering group is Jacobs, led by Peggy Carrasquillo, PE. McCann Adams Studio is the planner for Easton, and I am acting as the Agent for the PUD zoning request.

SCANNED

We hope you find the attached Development Assessment report clear and concise. As you suggested, the report generally tracks the order of Development Assessment application, except that we have provided an overview at the beginning to help orient City staff to the elements of Easton that make it a superior development, consistent with the characteristics of a Planned Unit Development. Please let me know if you need any other information or clarifications, and I will expedite these to you.

Wendy, thank you in advance for your assistance with and management of the Easton PUD process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jana McCann', with a stylized, flowing script.

Jana McCann, AIA



RESPONSE TO PUD REQUIREMENTS:

The proposed Easton PUD will comply with all "Tier One" and "Additional" requirements, with the following clarifications and minor exceptions:

- **Open Space:** The proposed Easton PUD satisfies the PUD Tier 1 requirement to provide 10% of residential acreage plus 20% of non-residential acreage in parks and/or open space. Assuming a 75-25 split between these two land uses, this totals 277 acres of open space. ($0.10 \times 1661 + 0.20 \times 553 = 277$ acres). We are offering 300 acres of open space plus 100 acres of parks, for a total of 400 acres of open space.
- **Green Building:** Per the Pilot Knob MUD Consent Agreement, "The Developer agrees that all development, construction, and infrastructure within the District will comply with City design standards, specifications, and requirements, unless otherwise provided in this Agreement or approved by the City. The Developer agrees that the Restrictive Covenants for the Land will require that all buildings within the District be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or a reasonably equivalent rating under another program approved by the City."
- **Consistency with Area Plans, Adjacent Properties, Land Uses, etc.:** Easton is consistent with the vision of the City's soon-to-be-adopted Comprehensive Plan, "Imagine Austin": it will be a mixed-use, walkable, transit-friendly development located in the City-designated Desired Development Zone. More significantly, the Easton planning area has been designated as a "Town Center", signifying an important activity node within the draft Imagine Austin plan. There are few other land uses in the immediately adjacent to Easton, but the envisioned, primarily residential, commercial and civic uses will be compatible with the nearby neighborhoods and commercial development.
- **Gated Roadways:** There may be one or two developments that could desire a gated roadway, so we would like to reserve this as a possibility for a limited number of development types, such as Retirement Home uses. Any such gated roadways will be constructed to City of Austin public street standards.
- **Enhancement of sites of architectural, historical, archaeological or cultural significance:** While no such sites have been identified by Jacob's archeological investigation, Easton will be constructing a multi-use (hike-and-bike) trail that will be proximate to the Pilot Knob property immediately north, which is the site of the dormant volcano that historically served as a landmark for pilots, called Pilot Knob. (See Appendix for "*Archaeological and Historical Record Check for Easton Development, Travis County, Texas*".)
- **Subchapter E:** Easton will comply with Subchapter E of the Land Development Code, with exceptions related to specific project conditions. These exceptions will be determined during the PUD process. The to-be-developed transportation framework plan for the PUD will designate certain roads with the same terms that are used in Subchapter E, such as "urban

roadway", "suburban roadway", "core transit corridor", etc., and development along such roadway types will comply with the corresponding Subchapter E regulations. This will be done to facilitate the development review and administration of the PUD by the City. All roadways in the Project will be classified as "suburban roadways" unless otherwise designated in a different classification during the PUD process.

- **Pedestrian-Oriented Uses on the First Floor of a Multi-Story Commercial or Mixed-Use Building:** Rather than providing pedestrian uses on the ground floor of every such building, the Easton PUD will require certain percentages of pedestrian-oriented uses on the ground floors of certain, designated street frontages that will be key, "pedestrian activity streets".

The proposed Easton PUD will meet the following Tier Two requirements:

- **Open Space:** Easton will provides open space at least 10% above the requirements of Section 2.3.1 A. As discussed above, the PUD Tier 1 requirements provide 10% of residential acreage plus 20% of non-residential acreage in parks and/or open space. Assuming a 75-25 split between these two land uses, this totals 277 acres of open space. ($0.10 \times 1661 + 0.20 \times 553 = 277$ acres). The PUD Tier 2 requirements add 10% to that, or $277 \times 1.10 = 327$ acres. We are offering 300 acres of open space plus 100 acres of parks, for a total of 400 acres of open space.

Per the Pilot Knob MUD Consent Agreement, Easton will provide at least 300 acres of open space (including regional detention and parkland and trails) as illustrated on the Conceptual Land Plan, and, in addition, at least 100 acres of improved parkland with amenities. This proposed acreage of parks and open space exceeds the PUD Tier I requirements by more than ten percent (10%).

Note that, other than gated areas owned and operated by the Owners Association (which would not collectively exceed 40 acres throughout the Project), the park and open space areas in the Project will be open to the public. Parks will be distributed throughout the Project and accessible by pedestrians and cyclists in all Project neighborhoods.

- **Environment:**
 - The Project will request only minor modifications to the existing environmental regulations in order to develop an environmentally-innovative and superior community.
 - The Project will provide water quality controls superior to those otherwise required by code.
 - The Project will utilize innovative water quality controls as agreed upon in conjunction by the City's Watershed Protection Department.
 - The Project provides a minimum 50-ft setback or approved equivalent of all unclassified waterways with a drainage area of 64 acres or greater, as detailed in the Pilot Knob Consent Agreement, Exhibit F.
 - The Project prohibits uses that may contribute to air or water quality pollutants such as drilling for oil, gas or other hydrocarbons.
- **Art:** Per the Pilot Knob MUD Consent Agreement, "the Developer will prepare a Public Art Master Plan, which will identify opportunities, guiding principles and locations within the Project

for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer or the Owners Association.”

- **Great Streets:** The proposed Easton PUD will actually exceed the streetscape requirements of Subchapter E, as it will require street trees to be planted at approximately every 30 feet in the curbside zone for all street types, including those that front single-family residential, as well as the commercial, retail and mixed-use areas of the development. In certain cases, a more clustered arrangement of street trees and landscaping may be used to denote a different, more park-like or trail-side area. Either of these street tree and sidewalk/trail treatments will be closer to the higher standard of the Great Streets Program than Subchapter E would require.
- **Community Amenities:** Easton will provide an extensive system of trails, greenways and open spaces that will be publicly-accessible.
- **Transportation:** The organizing principle of Easton is the greenway system that will be developed to protect the existing waterways and floodplains on the site. This greenway system will be connected by a multi-use trail system that creates a major loop throughout the Easton community and its constituent districts, but also connects to the bicycle routes planned as part of the City’s Bicycle Plan (2009 Update), as well as with the Travis County park system to the north of Easton. This trail system also connects to a future multi-modal station that is planned to intersect with the Slaughter Lane (Core Transit Corridor) extension.

Easton will extend the AMATP and CAMPO-planned roadways of both Slaughter Lane and William Cannon Drive, which link to the City’s and County’s roadway systems, enhancing the regional and metropolitan transportation systems, consistent with the Imagine Austin Comprehensive Plan.

- **Parking Structure Frontage:** Along certain, to-be-designated “pedestrian activity street” frontages in the Town Center area, at least 75 percent of the building frontage of all parking structures will be designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (*Waterfront Overlay District Uses*) in their ground floor spaces.
- **Affordable Housing:** These provisions are currently under negotiation as part of the Pilot Knob MUD Consent Agreement.

DEVELOPMENT BONUS PROVISIONS:

Easton will generally follow the Development Bonus standards described by the City of Austin PUD zoning provisions.



mccann adams studio

May 31, 2012

Ms. Wendy Rhoades
Planning & Development Review Dept.
City of Austin
505 Barton Springs Road, 5th floor
P. O. Box 1088
Austin, Texas 78767

Re: City's Staff's Pilot Knob Development Assessment Report

Dear Wendy,

This letter is to clarify that it is the property owner's intent to comply with the terms set forward and adopted within the Pilot Knob MUD Consent Agreement in relation to the green building standards to be achieved within the proposed Pilot Knob (Easton) PUD. There had been a confusing staff comment from Ms. Chuter, recommending that the PUD achieve a different (i.e., LEED) standard than what was set forth in the Consent Agreement.

Thank you,

A handwritten signature in black ink, appearing to read 'Jana McCann', with a stylized, flowing script.

Jana McCann, AIA

Cc:
Peggy Carrasquillo, PE, Jacobs
Shaun Cranston, Brookfield Residential
Scott Rogers, Brookfield Residential

MASTER REVIEW REPORT

CASE NUMBER: CD-2012-0001

CASE MANAGER: Wendy Rhoades

PHONE #: 974-7719

PROJECT NAME: Easton

SUBMITTAL DATE: January 31, 2012

REPORT DUE DATE: February 21, 2012

FINAL REPORT DATE: March 26, 2012

REPORT LATE: 24 BUSINESS DAYS

LOCATION: Immediately east and southeast from the intersection of William Cannon Drive and McKinney Falls Parkway

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

Dev Assessment – Austin Energy – Green Building – Richard Morgan – 482-5309

The green building requirements in the Easton PUD application are the same as negotiated in the MUD consent agreement previously reviewed by City Council. I have no additional comments.

FYI – Section 5.04 (*Development and Construction Standards*) of the Consent Agreement for Pilot Knob Municipal Utility District that was approved by City Council on March 22, 2012 (Agenda Items 31-35) reads: “The Developer agrees that all development, construction, and infrastructure within the District will comply with City design standards, specifications, and requirements, unless otherwise provided in this Agreement or approved by the City. The Developer agrees that the Restrictive Covenants for the Land will require that either (a) all buildings within the District be constructed in a manner sufficient to achieve a rating of two stars

or greater under the City's Austin Energy Green Building Program, or (b) such buildings be constructed in a manner sufficient to achieve reasonably equivalent rating under another program approved by the City. The Developer also agrees that the Restrictive Covenants will require that toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program, or a comparable program approved by the Developer and the City, be installed in all residential buildings within the District and that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program, or a comparable program approved by the Developer and the City, or, if the EPA WaterSense program ceases to exist, that such fixtures and irrigation system components be labeled, certified or approved through a comparable program established or approved by the EPA or the City."

**Dev Assessment - Drainage Engineering - Jennifer Groody, P.E.
- 974-6361**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. FYI: Drainage facilities (including but not limited to headwalls, open channels, storm drains, area inlets, and detention, retention and water quality controls and their appurtenances) that serve single family residential subdivisions must be designed in accordance with DCM 1.2.4E, be city-maintained and be placed in either a public easement or a dedicated lot.. Any deviation from this must be written into the PUD and the location(s) explicitly provided.

DE 2. Please coordinate with the COA Floodplain office to finalize the 100yr fully-developed floodplains for this project. These must be placed in a dedicated easement.

DE 3. Please coordinate with the Watershed Engineering department regarding the proposed use of volumetric control of stormwater runoff versus peak runoff rate. This may be required to be written into the PUD.

Dev Assessment - Electric - David Lambert - 322-6109

EL 1. This project is out of Austin Energy's service area, electric service will be provided by Bluebonnet Electric Cooperative.

EL 2. Developer is responsible for the cost of streetlights.

Dev Assessment - Environmental - Jim Dymkowski - 974-2707

FYI—ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

- EV 1 Please provide an Environmental Assessment to the Environmental Reviewer. This could create additional impediments to development. Additional comments from ERM hydrogeologist and wetland staff will need to be addressed.
- EV 2 Please provide an exhibit (plan sheet) showing all the critical environmental features (CEFs) such as wetlands, rimrocks and springs, and their associate 150-ft buffer setback.
- EV 3 Any variances to current code should be requested as exceptions within the proposed PUD. Please list those exceptions and provide explanations for the overall superiority of the PUD in relations to these exceptions.
- EV 4 Please provide a side-by-side analysis of how the proposed PUD compares to current code, including how this affects developable acreage.
- EV 5 Provide a slope map overlain by proposed development.
- EV 6 Provide a cut fill exhibit with break down for any cut/fill into smaller 4 foot increments.
- EV 7 Provide Q1/Q2 tables for the various proposed development areas and any exceptions to the current impervious cover allowed for that type of development.
- EV 8 Please provide an exhibit including a development plan with accompanying drainage area map for the areas draining to the tributaries in this section. This should include all current code the waterway setbacks and those proposed per the MUD agreement for waterways with acreage of 64 acres and greater. These setbacks are based on the COA fully developed 100yr floodplain and those limits should also be indicated.
- EV 9 Please provide additional information as to the classification type of the proposed roadways. Roadway crossing shall comply with 30-5-262 or 25-8-262 respectively.
- EV 10 The PUD should also provide superior sustainable development on the following issues:
 - 1. COA tree protection and mitigation standards
 - 2. Commercial landscape ordinance design standards
 - 3. Residential tree requirements for platting and construction plans.Please provide additional information on how this will be met.
- EV 11 Please provide a tree survey for trees 8" and greater in caliper for all proposed commercial and multi-family use areas and a survey for trees 19" and greater for those proposed single family areas. Include a Tree List with unique tree number and species.

Show all trees per the graphical criteria found in ECM 3.3.2 and LDC 25-8-604(A).

Dev Assessment - Fire Review - Ralph Castillo - 974-0192

The section of this project that is located within the City of Austin will require compliance with the International Fire Code, sections that are in the ETJ are outside the jurisdiction of the Austin Fire Dept.

Dev Assessment - Flood Plain Review - David Marquez - 974-3389

- FP1. The City is currently restudying portions of Cottonmouth watershed within your proposed development area which may effect the location of the both the fully-developed and FEMA floodplains in the area.
- FP2. Proposed roadways that cross FEMA floodplains may require the applicant to complete a Letter of Map Revision (LOMR) in order to update the roadways effect on the floodplain.
- FP3. Changes in the floodplain may require the applicant to complete a LOMR or be accessed a Floodplain Model Maintenance Fee by the City of Austin.
- FP4. The extents of the fully-developed floodplain should be contained with in a drainage easement.

Hydro Geologist Review - Scott Hiers - 974-1916

- HG 1. Please provide an environmental assessment that meets the criteria stated in Section 1.3.0 of Austin's Environmental Criteria Manual and Section 25-8-121 of Austin's Land Development Code.
- HG 2. Please provide an exhibit (plan sheet) showing all the critical environmental features (CEFs) such as wetlands, rimrocks and springs, and their associate 150-ft buffer setback.
- HG 3. If you are planning on providing 1:1 wetland mitigation in accordance to Section 25-8-282 of Austin Land Development Code for the loss of wetland habitat and their associated 150-ft setback, please provide a plan sheet indicating the areas of wetland mitigation, wetlands preservation, and wetlands lost (or mitigated).

Dev Assessment - Industrial Waste - Anne Zulka - 972-1060

APPROVED

IW1. The requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply to this project based on the plans submitted. No Water Wastewater plans included.

Dev Assessment – MUD Program - Jackie Chuter - 974-2613

2/13/2012

General comment

The PUD must include all of the elements of superior development listed in Article 5 and Exhibits E through J of the consent agreement. The consent agreement is scheduled for a City Council public hearing and approval on March 22, 2012.

Annexation

The property currently owned by Brookfield/Carma Easton Inc. is tentatively scheduled for limited purpose annexation in April 2012. The property owner agreed to waive the requirement to annex the property for full purpose in 3 years, so it will not be a near-term annexation area for purposes of development review with Travis County. Full purpose annexation may be delayed 30 to 50 years or more. Cooperation with Travis County is recommended when crafting development regulations, particularly as they pertain to street standards, because Travis County will be maintaining the roads for many years.

Interim zoning designation

As outlined in the MUD consent agreement, The City Staff has recommended that an area of the Project that contains no more than 300 single-family lots be initially designated as interim-Single Family Residence-Small Lot (I-SF-4A) District and that the remainder of the land be designated as interim Rural Residence (I-RR) District upon limited purpose annexation.

Green Building

The applicant agreed to LEED certification for all non-residential buildings in the MUD consent agreement.

PARD / Planning & Design Review - Chris Yanez - 974-9455
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No comments.

Dev Assessment - Site Plan - Sue Welch - 974-3294

SP1. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2, PUD 1.4.2. The PUD Plan (exhibit C) does not match the Conceptual Land Plan in the report. (i.e. gated communities are not allowed under 2.3.1.J).

SP 2. The report states the PUD will be exempt from compatibility standards, but will have similar setbacks; please provide the details for the setbacks will be equivalent or superior. Also, because there are some “out” parcels (property not owned by Carma Easton Inc.) surrounded by the PUD property, will standard compatibility apply against these tracts?

SP 3. Please clarify will be PUD be annexed concurrently with the zoning or with platting? When will development permits be required? How will the City enforce Green Building Program (since it is outside Austin Energy’s jurisdiction) or “a reasonably equivalent rating under another program approved by the City”. It is difficult to track or verify at the time of site plan or building permit, other programs such as LEED certification (which can be certified up to six months after the building has been built and occupied). How will the PUD meet Green Urbanism and low impact development techniques?

SP 4. The report states the development will comply with Subchapter E, with exceptions related to specific project conditions and that these exceptions will be determined during the PUD process; please clarify and provide the standards and describe how they are superior.

SP 5. Will there any density requirements for the residential/Multi-family use per 3.2.2 criteria for PUDs? Will it be superior to the Subchapter E requirements for MF? Will there be open space requirements similar to the newly revised open space requirements for development of 2 acres or more?

SP 6. Please clarify when the “to-be-developed transportation framework plan” will be submitted to designate certain roads such as “Great Street”, core transit or urban streets to comply with Subchapter E. How will these street “designations” be determined? Please provide additional details for the “pedestrian activity streets”. FYI – McKinney Falls Parkway is a scenic roadway and additional sign ordinance requirements apply.

SP 7. Clarify what will be the required percentage for pedestrian-oriented uses on the ground floor of certain, designated street frontages. Clarify the “pedestrian activity streets”.

SP 8. Will there be a Park Plan? Who will the park/open space areas be determined or implemented – through site plan or subdivision process?

SP 9. Front yard 5 ft setback? Also, please be aware this may be in conflict with building code/utility placement and the reduced side yard setbacks may trigger additional building code regulations (fire walls?). It is noted that a stoop or porch may encroach into a required yard, is there a limit on the number of feet?

SP 10. Will there be any impervious coverage allowed/regulations in open space for amenities and other associated improvements? However, the acreage for the total open space does not appear to meet the 20% open space requirement? The proposal show 360 acreage of Open Space, but the text refers to 300 open spaces plus 100 acres of parks; where is the 100 acres of park allocated?

SP 11. Why are private and public educational facilities a permitted use in Open Space; the PUD provides for a two school sites? And cocktail lounge as an allowed use in OS?

SP 12. Clarify prohibiting all cell towers in the MR areas; almost 70% of the PUD is proposed to be zoned MR? Won't residential uses need this service? Verify this is not in conflict with the Telecommunication Act.

SP 13. How will the Public Art Master Plan program be implemented? For additional consulting, please contact the AIPP Administrator with Cultural Arts Division of the Economic Growth and Redevelopment Services.

SP 14. The PUD states there will be a provision for affordable housing; currently being negotiation with the MUD; please contact Neighborhood Housing at 974-3180 and provide additional details.

SP 15. A portion of the PUD within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones. This area of the property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Airport Planner, 530-6563.

Dev Assessment - Subdivision - Don Perryman - 974-2786

SR1. Based upon your proposal, development will require filing preliminary plans and final plats. In the desired development zone, preliminary plans have a lifespan of 5 years from date of application. Please keep this in mind when deciding on how large each preliminary will be.

SR2. Your request mentions that there are some possibilities of private streets, some possibly gated. You may want to write into the PUD that lots may have frontage on a private street, so that you do not have to request a variance down the road.

SR3. According to your site development standards some very small lots are proposed. This has been done before with the Mueller development. You may want to have conversations with the developers at Mueller to see what challenges lots of these size present, especially in regard to utility placement.

SR4. If you have any procedural questions concerning the subdivision process, please contact me directly.

Dev Assessment: Transportation - Ivan Naranjo - 974-7649

2/17/12

TR1. A Traffic Impact Analysis (TIA) in accordance with City of Austin policies will be required for this project and has not been received. The City of Austin must approve the TIA Scope of Work and Study Area so that it can be accepted for review. FYI: The PUD application is not complete until the required TIA has been received. A delay in the submittal of the TIA may result in a delay in the scheduling of the case on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days prior to consideration of this case by the Commission. [LDC, 25-6-113]

TR2. Since the “Project Planning Area” impacts and involves roadways that are city-maintained, county-maintained, and state-maintained, coordination with the Austin Transportation Dept, Travis County, and the Texas Dept. of Transportation will be needed for the approval of future applications.

TR3. The multi-modal connectivity plan for this development will need to be coordinated with the Connectivity Division of the Dept. of Public Works for the approval of all proposed bicycle and pedestrian routes/trails. In addition, coordination with the Parks Dept. will be required for trails connecting/within open spaces/park areas.

TR4. Preliminary plans will be required for this application specifying street classifications, right-of-way width, pavement width, cross-section (shoulders, curb and gutter, or ribbon curb) and sidewalk location (if applicable) in accordance with the Transportation Criteria Manual, Sec. 1.3.0. and the Austin Metropolitan Area Transportation Plan.

TR5. Survey ties across all existing streets bordering or traversing this proposed development will be required with the preliminary plans and final plats to verify right-of-way widths. LDC, 25-4-131.

TR6. All parking, including bicycle parking, must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1; LDC, 25-6-476, Appendix A. TCM, 9.2.0, #11.

TR7. Accessible routes and handicap accessible parking spaces must be provided in accordance with IBC Table 1106.1 and in accordance with ANSI Standards.

TR8. Please add the following to Section 4 of Page 21: Accessible parking spaces must be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces must be dispersed and located near the accessible entrances. [IBC 1106.6]

TR9. For information regarding Gated Roadways: A variance to Sec. 26-4-171 must be granted by the Planning Commission in order to allow private streets in a new subdivision. A variance to allow private streets will not be recommended unless a homeowners association is created to assume responsibility for maintenance and taxation provisions. Draft copies of the following documents must be submitted during review of a preliminary plan, and approved copies must be recorded with the final plat: *Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions).

*Association Bylaws (outlining membership, voting rights, and similar items). In addition, the following note must be placed on the preliminary plan: "All private streets shown hereon [list street names] and any security gates or devices controlling access to such streets will be owned and maintained by the established homeowners association of this subdivision." [TCM, 1.4.3.E.].

TR10. Coordination with the Urban Design Division of the Planning and Development Review Dept. will be required for the approval of the proposed Great Streets plan for this development.

TR11. For information regarding compliance with Subchapter E of Section 25-2 of the City's Land Development Code.: The requirements of Subchapter E pertinent to each site will be dependent upon the site's principal roadway type.

TR12. Additional comments may be generated as more complete information is received.

Dev Assessment - Watershed Protection - Jean Drew - 974-2272

General comments about this development assessment:

1. The PUD must demonstrate in detail how the watershed requirements included in the consent agreement will be implemented.
2. The PUD must demonstrate how the impervious cover limits of 25-8 will be addressed, and how open space lots will be utilized to provide overall compliance.

Dev Assessment - Water Quality - Jennifer Groody, P.E. - 974-6361

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

All comments will be provided in the Drainage Engineering section.

Dev Assessment – W/WW - Bradley Barron - 972-0078

WW1. The proposed development intends to obtain retail water and wastewater service from the City of Austin under a consent agreement that has yet to be approved. The City cannot serve any portion of the proposed development still within the Creedmoor-Maha water CCN until the CCN is released by Creedmoor-Maha and decertified by the TCEQ. The proposed development will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. Based on current public infrastructure configurations, a Utility Infrastructure Review will be required to provide service to the proposed development. For more information pertaining to the Utility Infrastructure Request process and submittal requirements contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0207. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin.

Dev Assessment - Zoning Land Development - Wendy Rhoades - 974-7719

ZN 1. Provide field notes for the PUD boundary area. The field notes will enable the City to prepare a zoning map to be included with the notification materials for a Council briefing of this Development Assessment.

ZN 2. Identify school sites in accordance with the MUD Consent Agreement approved on March 22, 2012. Subsequent to PUD zoning approval, any changes to the number or location of school sites will be accomplished by way of a PUD amendment.

ZN 3. Add the “conservation single family residential” land use classification to the “Residential Uses” section of the permitted use chart. This is covered in Ordinance # 20100819-064. Also add “community garden” land use classification to the “Agricultural Uses” section of the permitted use chart. This is covered in Ordinance # 20110210-017 and 20110210-018.

ZN 4. Modifications to the City’s compatibility standards (both internal to the PUD area, and external to adjacent properties outside of the PUD) must be fully outlined with the formal PUD (C814-) application.

At this time, I have not received comments from the following review disciplines:

Joe Arriaga – Travis Co. Subdivision; Travis Co. Transportation